

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	13838 W Nogales Drive, Sun City West, AZ 85375	Order ID	8603490	Property ID	33870405
Inspection Date	02/02/2023	Date of Report	02/02/2023		
Loan Number	50636	APN	50384656		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	02.01.23 BPO Citi-CS Update	Tracking ID 1	02.01.23 BPO Citi-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC,	Subject home appears to be in good condition, no visible repairs are evident from an exterior viewing. Home conforms to the neighborhood and has good curb appeal.
R. E. Taxes	\$2,789	
Assessed Value	\$36,210	
Zoning Classification	Residential R-6	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Locked and secured)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Corte Bella 623-328-5068	
Association Fees	\$542 / Quarter (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	Active adult neighborhood consisting of all single story homes. Average home size in this area is 1874 sq ft and most homes were built in the early to late 2000's. Neighborhood is located less than 1 mile from shopping, restaurants, and major roadways. Market values in this area are steadily increasing as supply decreases and demand increases. Most active and sold listings are traditional sales, however short sales and foreclosures do still exist. Most homes are selling in under 90 days and in most cases seller's are paying little to no concessions.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$365000 High: \$822500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	13838 W Nogales Drive	13510 W Nogales Dr	13413 W Junipero Dr	13504 W Nogales Dr
City, State	Sun City West, AZ	Sun City West, AZ	Sun City West, AZ	Sun City West, AZ
Zip Code	85375	85375	85375	85375
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.54 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$505,000	\$485,000	\$510,000
List Price \$	--	\$439,000	\$485,000	\$510,000
Original List Date		07/03/2022	01/12/2023	01/24/2023
DOM · Cumulative DOM	-- · --	175 · 214	18 · 21	1 · 9
Age (# of years)	18	17	16	17
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,904	1,684	1,660	1,904
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2	2 · 2
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.16 acres	0.17 acres	0.16 acres
Other	--	--	--	--

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Similar size, style, model, equal location, one less bedroom, same number of baths, equal interior and exterior amenities, new HVAC, new exterior paint, plantation shutters, sold with all appliances, equal age and slightly smaller lot size, equal to subject home

Listing 2 Similar size, style, model, equal location, one less bedroom, same number of baths, equal interior and exterior amenities, new flooring, sold with all SS appliances, updated kitchen, equal age and slightly smaller lot size, equal to subject home

Listing 3 Similar size, style, model, equal location, one less bedroom, same number of baths, equal interior and exterior amenities, sold with all appliances, newer interior paint, equal age and slightly smaller lot size, equal to subject home

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	13838 W Nogales Drive	13105 W Junipero Dr	13237 W Cabrillo Dr	23307 N De La Guerra Ct
City, State	Sun City West, AZ	Sun City West, AZ	Sun City West, AZ	Sun City West, AZ
Zip Code	85375	85375	85375	85375
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	1.03 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,000	\$495,000	\$540,000
List Price \$	--	\$499,000	\$495,000	\$540,000
Sale Price \$	--	\$470,000	\$495,000	\$525,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	12/30/2022	11/13/2022	11/25/2022
DOM · Cumulative DOM	-- · --	7 · 62	1 · 5	16 · 19
Age (# of years)	18	16	20	16
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,904	1,684	2,095	1,684
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	2 · 2
Total Room #	8	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.25 acres	0.24 acres	0.28 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	+\$200	-\$650	-\$8,800
Adjusted Price	--	\$470,200	\$494,350	\$516,200

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Similar size, style, model, equal location, one less bedroom, same number of baths, equal interior and exterior amenities, update kitchen, sold with all appliances, updated baths, new flooring, equal age and slightly smaller lot size (+200), equal to subject home
- Sold 2** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior and exterior amenities, sold with all SS appliances, plantation shutters, equal age and slightly larger lot size (-650), equal to subject home
- Sold 3** Similar size, style, model, equal location, one less bedroom, same number of baths, equal interior amenities, comp has private pool (-10000), sold with all SS appliances, RO system, built in bbq in backyard, equal age and slightly smaller lot size (+1200), equal to subject home

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams Integrity First	Home is currently active on MLS for \$475000					
Listing Agent Name	Pieter K. Dijkstra						
Listing Agent Phone	480-658-5233						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
10/21/2022	\$524,900	01/22/2023	\$475,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$474,900	\$474,900
Sales Price	\$474,900	\$474,900
30 Day Price	\$470,000	--
Comments Regarding Pricing Strategy		
Price subject home in the mid range of comps. Most homes are selling at or near original list price and in most cases seller's are paying little to no concessions. Most homes are selling in under 120 days.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 13510 W Nogales Dr
Sun City West, AZ 85375



Front

L2 13413 W Junipero DR
Sun City West, AZ 85375



Front

L3 13504 W Nogales DR
Sun City West, AZ 85375



Front

Sales Photos

S1 13105 W Junipero Dr
Sun City West, AZ 85375



Front

S2 13237 W Cabrillo Dr
Sun City West, AZ 85375



Front

S3 23307 N De La Guerra Ct
Sun City West, AZ 85375



Front

ClearMaps Addendum

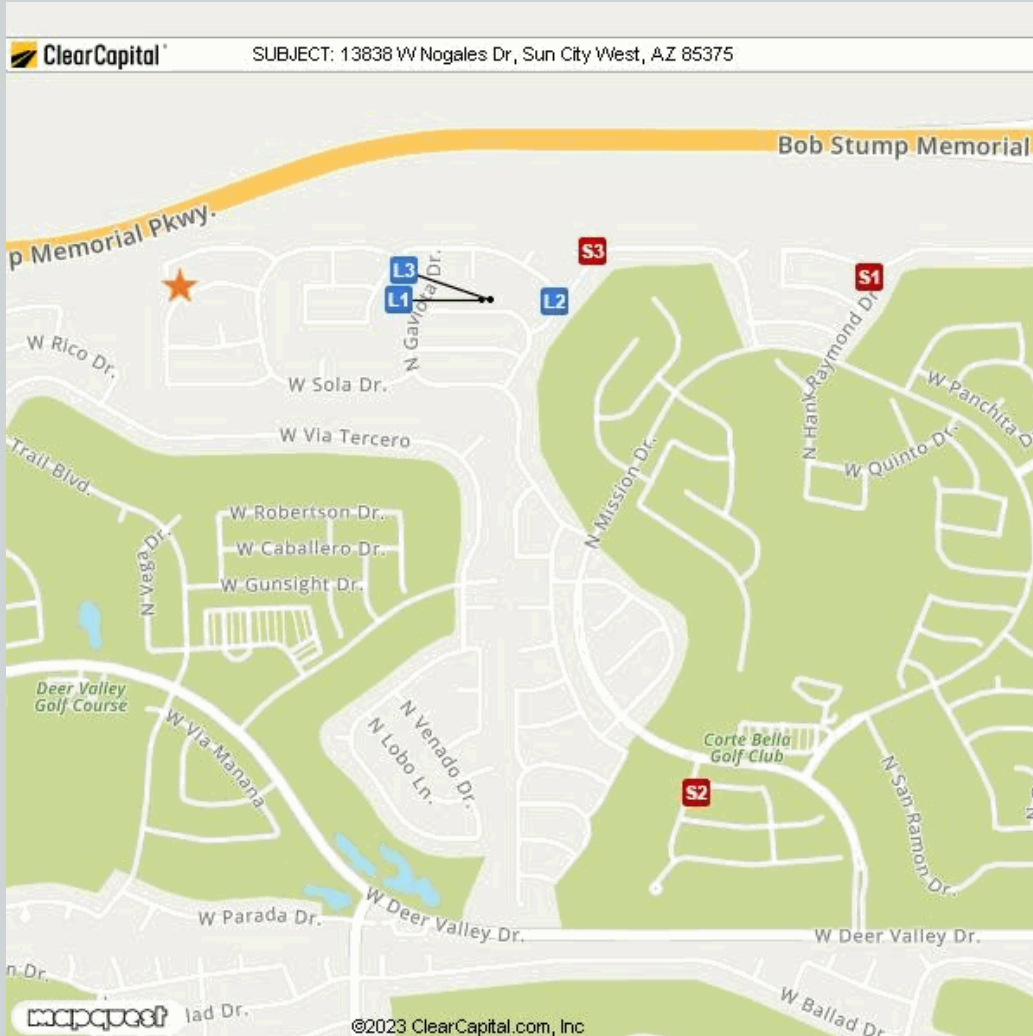
Address ★ 13838 W Nogales Drive, Sun City West, AZ 85375

Loan Number 50636

Suggested List \$474,900

Suggested Repaired \$474,900

Sale \$474,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13838 W Nogales Drive, Sun City West, AZ 85375	--	Parcel Match
L1 Listing 1	13510 W Nogales Dr, Sun City West, AZ 85375	0.43 Miles ¹	Parcel Match
L2 Listing 2	13413 W Junipero Dr, Sun City West, AZ 85375	0.54 Miles ¹	Parcel Match
L3 Listing 3	13504 W Nogales Dr, Sun City West, AZ 85375	0.44 Miles ¹	Parcel Match
S1 Sold 1	13105 W Junipero Dr, Sun City West, AZ 85375	0.98 Miles ¹	Parcel Match
S2 Sold 2	13237 W Cabrillo Dr, Sun City West, AZ 85375	1.03 Miles ¹	Parcel Match
S3 Sold 3	23307 N De La Guerra Ct, Sun City West, AZ 85375	0.59 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Jennifer Dewaele	Company/Brokerage	Pro-Formance Realty Concepts
License No	SA627850000	Address	19405 W Echo Ln Waddell AZ 85355
License Expiration	06/30/2024	License State	AZ
Phone	6239107905	Email	jcdewaele3@yahoo.com
Broker Distance to Subject	11.69 miles	Date Signed	02/02/2023

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.